MANCHESTER CITY COUNCIL

Planning
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PO Box 532 Town Hall
Manchester M60 2LA

Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number: 177

Suffix:

Property Name: Oakwood Resource Centre

Address Line 1: Longley Lane

Address Line 2:

Address Line 3: Manchester

Town/city: Manchester

Postcode: M22 4HY

Description of site location must be completed if postcode is not known:

Easting (x): 383424

Northing (y): 389477

Description

Applicant Details

Name/Company

Title

First name

Graham

Surname

Morley

Company Name

Wythenshawe Community Housing Group

Address

Address line 1

8, Poundswick Lane,

Address line 2

Wythenshawe

Address line 3

Town/City

Manchester

County

Country

United Kingdom

Postcode

M22 9TA

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Mrs

First name

Suzanne

Surname

Belfield

Company Name

Arcus Consulting LLP

Address

Address line 1

Dalton House, Arcus

Address line 2

Dane Road

Address line 3

Town/City

Sale

County

Country

Postcode

M33 7AR

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Erection of 20 no. two storey residential dwelling houses with associated car parking, landscaping, boundary treatments following the demolition of the existing
building.

Reference number

133576/FO/2022

Date of decision (date must be pre-application submission)

25/05/2022

Please state the condition number(s) to which this application relates

Condition number(s)

17

Has the development already started?

- [x] Yes
- [ ] No

If Yes, please state when the development was started (date must be pre-application submission)

01/01/2024

Has the development been completed?

- [ ] Yes
- [x] No

Condition(s) Variation/Removal

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

Condition 17 states that the development shall be implemented in full accordance with the measures as set out within the Energy Statement Report that was submitted with the planing application, however through the detail design of the development, the approach and specifications have changed. Therefore in order for these to be approved in accordance with this development we request that this condition is changed to refer to the latest Energy Statement Report Rev B by Parker Wilson, dated 10.06.24 which accurately reflects the proposed development being constructed on site.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

The development hereby approved shall be implemented in full accordance with the measures as set out within the Energy Statement Report Rev B, including: measures to secure predicted carbon emissions and the attainment of specified environmental efficiency and performance. Within 3 months of the completion of the construction of the authorised development a verification statement shall be submitted to and approved in writing, by the City Council as local planning authority, confirming the incorporation of the specified measures at each phase of the construction of the development, including dated photographic documentary evidence of the implementation and completion of required works.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [x] The agent
- [ ] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [ ] Yes
- [x] No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- [ ] Yes
- [x] No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- [x] Yes
- [ ] No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- ☑ **I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or**
- ○ **The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.**

*** "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.**

**** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990**

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant:
***** REDACTED ******

House name:

Number:

Suffix:

Address line 1:
Manchester City Council Planning

Address Line 2:
PO Box 532

Town/City:
Manchester

Postcode:
M60 2LA

Date notice served (DD/MM/YYYY):
13/06/2024

Person Family Name:

Person Role

- ○ The Applicant
- ☑ The Agent

Title

Mrs

First Name

Suzanne

Surname

Belfield

Declaration Date

13/06/2024

☑ Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Suzanne Belfield

Date

13/06/2024